

Adopted at Meeting of 12/16/66

December 16, 1966

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

I. BOARD OF APPEAL REFERRALS

Re: Petition No. Z-692  
Gr. Boston Y.M.C.A.  
31 Central Av., Hyde Park

Appellant seeks variance to provide parking facilities for twelve vehicles in front yards not permitted in a residential (R-.5) district. This lot abuts the appellant's lot in the rear at 1137 River Street. An existing structure will be removed and that part of lot fronting on Central Avenue will be leveled and hard topped. A local business district is only three lots distant where this is allowed. Approval is recommended.

Optional

VOTED: That in connection with Petition No. Z-692 brought by Greater Boston Y.M.C.A., 31 Central Avenue, Hyde Park, for variance to provide parking facilities for twelve vehicles in front yard in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variance. A group of three houses, one of which adjoins a local business zone, remain in the midst of an area that has become a concentrated area of public and semi-public uses. These uses produce a heavy parking demand and any relief from this congestion is in the interest of the public welfare.

Re: Petition No. Z-693  
Edward Mikenas  
1235 Morton St., Dorchester

A forbidden use and three variances are sought to change occupancy from two family dwelling, to two family and dental laboratory in a residential (R-.5) district. Lot size and lot area per additional dwelling unit are less than required and floor area ratio is excessive. It is felt that residential area should be kept free of commercial uses insofar as possible. This use is in fact a wholesale business which is forbidden in a local business district, and conditional in a general business district. Denial is recommended.



VOTED: That in connection with Petition No. Z-693, brought by Edward Mikenas, 1235 Morton St., Dorchester, for a forbidden use and three variances to change occupancy from two family dwelling to two family and dental laboratory in a residential district, the Boston Redevelopment Authority is opposed to the granting of the variance. This commercial use, forbidden in a local business district and conditional in a general business district, is definitely incompatible with residential use.

Re: Petition No. Z-694  
Chrysolite Association  
2 Otisfield St., Roxbury

Lot area per additional unit is less than required to change occupancy from one family to a two family dwelling in a general residence (R-.8) district. Appellant states the building was purchased as a two family, both apartments were occupied and the occupancy was assumed to be legal; further, the association is non-profit and needs the revenue to administer to the building. Recommend approval.

Optional

VOTED: That in connection with Petition No. Z-694 brought by Chrysolite Association, 2 Otisfield St., Roxbury, for variance of lot area per additional unit less than required to change occupancy from a one family to a two family dwelling in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variance. The building was purchased as a two family apparently in good faith. The new occupancy would not adversely affect the surrounding neighborhood.

Re: Petition No. Z-695  
Cote Motor Company  
820 Cummins Highway, Mattapan

Extension of a non-conforming use and excessive floor area ratio variance are sought to erect a one story addition to an auto sales and service building in a local business (L-.5) district. This expansion will merely add roof and walls over and around activities which now take place in the open yard. The use occupies the entire block. Appellant owns lots directly opposite. Approval is recommended.



VOTED: That in connection with Petition No. Z-695 brought by Cote Motor Co., 820 Cummins Highway, Mattapan, for an extension of a non-conforming use and variance of excessive floor area ratio, to erect a one story addition to an auto sales and service building in a local business district, the Boston Redevelopment Authority has no objection to the granting of the variances. The request is reasonable and simply allows a use that is now being carried on in the open to be performed within a structure.

Re: Petition No. Z-696  
Joseph Khoribian  
4320 Washington St., Roslindale

Front yard less than required. Variance is sought to erect a one story addition to a dwelling in a residential (R-.5) district. Actually the addition is at the rear of the building since the lot lies between two streets. The house on adjacent lot has no front yard and there is an Edison transformer structure on the other adjacent lot. The addition will be used as a kitchen and porch. Appellant's wife is afflicted with polio and the extension will provide improved facilities beneficial to her welfare. Recommend approval.

Optional

VOTED: That in connection with Petition No. Z-696 brought by Joseph Khoribian, 4320 Washington Street, Roslindale, for a variance of front yard less than required, to erect a one story addition in a general residence (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The yard deficiency is minimal since the house on the adjacent lot has not front yard. The extension will provide improved facilities for a person afflicted with polio.

Re: Petition No. Z-697  
John Meloni  
3 Vienna St., East Boston

Appellant proposes to use premises for the outdoor sale and display of four second hand motor vehicles which is forbidden in a general residence (R-.8) district. Also, front and side yards are not provided. McClellan Highway is directly opposite. Well maintained homes abut on both sides and in the rear. The use with its attendant activity and signs would not be compatible with these residences. Recommend denial.



VOTED: That in connection with Petition No. Z-697 brought by John Meloni, 3 Vienna Street, East Boston, for a forbidden use and two variances to use premises for outdoor sale and display of second hand motor vehicles, The Boston Redevelopment Authority is opposed to the granting of the variances. Well maintained homes surround the lot. The use, with attendant signs and activity, would have an adverse affect on these residences.

Re: Petition No. Z-698  
Sooren Boghigian  
196 Baker St., West Roxbury

A request to use vacant lot for parking of motor vehicles (trucks) a conditional use, in a local business (L-.5) district. The lot abuts a prime single family (S-.5) district. The staff feels the parking of trucks would be an encroachment on this fine area. The lot can be used for accessory parking by the existing stores. The code requires a 12 foot side yard be observed along the abutting line. Recommend denial.

VOTED: That in connection with Petition No. Z-698 brought by Sooren Boghigian, 196 Baker Street, West Roxbury, for a conditional use permit to park motor vehicles (trucks) in a local business district, the Boston Redevelopment Authority is opposed to the granting of the permit. The lot abuts a prime single family (S-.5) district, and the parking of trucks would be an encroachment on this area. The lot can be used for accessory parking by the existing stores providing a 12 foot side yard be observed along the abutting line as required by Section 12-3 of the code.

Re: Petition No. Z-699  
Dominic Bramante  
863 East Second St., So. Boston

A change in non-conforming use is sought to change occupancy of an industrial building from sales and servicing of heavy pressure plumbing supplies for large pipe installations to the dismantling of automobile motors using air compressor tools. Another part of the building would be used for light paper box manufacture. The staff is opposed to the motor dismantling as it would appear to be heavy industry. However, it is felt that light paper box manufacturing would be a less obnoxious use than the previous occupancy.



This location is in an area which contains sporadic non-conforming uses. However the South Boston Citizens' Committee have been anxious to prevent any further intrusions. Therefore denial is recommended for use of the building for dismantling of motors which is noisy and that no objection be registered against use for paper box manufacture..

VOTED: That in connection with Petition No. Z-699 brought by Dominic Bramante, 863 East Second St., So. Boston, for a change in non-conforming use to change occupancy from sales and service of heavy pressure plumbing supplies to dismantling of automobile motors in an apartment district, the Boston Redevelopment Authority is opposed to the use. However, the Authority would have no objection to light paper box manufacturing as it would be less obnoxious than the former use of stamping under heavy pressure plumbing supplies for large pipe installations. This site is but one lot away from a local business zone but is in an area which contains sporadic non-conforming uses.

Re: Petition No. Z-700  
Old Colony Yacht Club  
235 Victory Rd., Dorchester

A conditional permit is sought to erect a two story masonry yacht club building in a waterfront (W-2) district. The proposed building will replace the original wood frame structure destroyed by fire. All requirements of the code have been met. Approval is recommended.

VOTED: That in connection with Petition No. Z-700 brought by Old Colony Yacht Club, 235 Victory Road, Dorchester, for a conditional use permit to erect a two story yacht club building in a waterfront district, the Boston Redevelopment Authority has no objection to the granting of the permit. The use will replace the original yacht club destroyed by fire. All dimensional requirements of the code have been met.



Re: Petition No. Z-702  
Leo Shulman  
645 Wm. T. Morrissey Blvd., Dor.

Appellant proposes to erect a one-story building for a retail appliance business which is forbidden in the single (S-.5) district and conditional in the Local Business (L-.5) district. The building, 80' x 60' will extend into the single family district by only 28 feet. This section of Morrissey Boulevard is business oriented. All other requirements of the code have been met. Approval is recommended.

VOTED: That in connection with Petition No. Z-702 brought by Leo Shulman, 645 Wm. T. Morrissey Boulevard, Dorchester, for a conditional use permit and a forbidden use variance to erect a one-story building in single family (S-.5) and Local Business (L-.5) districts, the Boston Redevelopment Authority has no objection to the granting of the petition. The general area is business oriented. The building will extend into the S-.5 district by only 28 feet.

Re: Petition No. Z-703  
Cambridge Lee Metal Co.  
15 Empire Street, Brighton

Five dimensional variances and off-street parking not supplied, are sought to erect an addition to the second floor of an existing warehouse building in a residential (R-.8) district. The proposed extension is to be occupied by offices and one end of the building is adjacent to a Local Business zone. Transportation-Engineering Department anticipates no traffic problem. The appellant owns lot across the street which he uses for a parking area of forty or more stalls. Approval is recommended.

VOTED: That in connection with Petition No. Z-703 brought by Cambridge Lee Metal Co., 15 Empire Street, Brighton, for six variances to erect an addition to the second floor of a warehouse in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. The addition is to be used for offices, one end of the building is adjacent to a Local Business zone and the appellant owns a lot across the street which he uses for a parking area of forty or more stalls.



Re: Petitions No. Z-704 & Z-705  
Rocco DeSimone  
284-284A-286 Centre St., Roxbury

Dimensional variances are sought to sub-divide lot in a residential (R-.8) district. Two separate buildings exist on this single lot. Appellant, who is of advanced years, desires to sell 284-284A and continue to reside at #286. The subdivision is necessary in order to sell one of the buildings. The violations are presently existing. Approval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-704 brought by Rocco DeSimone, 284-284A, 286 Centre Street, Roxbury, for dimensional variances to subdivide lot in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. This is a case of practical difficulty and substantial hardship. The violations are presently existing. The subdivision will not have any adverse affect on the neighborhood.

Re: Petition No. Z-701  
University Hospital Inc  
732-742 Harrison Ave., Boston

Three dimensional variances are sought to erect a four story brick medical center in an apartment (H-3) district. An average front yard of sixteen feet is supplied. though there is a slight traffic visibility violation. The side yards violation is caused by enclosed circular staircase at either end of the building. South End project staff and Transportation Engineering Department have no objection. Approval is recommended.

VOTED: That in connection with Petition No. Z-701, brought by University Hospital Inc., 732-742 Harrison Avenue, Boston, for three dimensional variances to erect a four story brick medical center in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the variances. An average front yard of 16 feet is supplied though there is a slight traffic visibility violation. The layout is in conformance with the South End Urban Renewal Plan.

